

FOR SUBLEASE

**17439 129 Avenue NW,
Edmonton, AB**

50,430 SF Dock & Grade Loading

**Flexible Demising starting at
10,000 SF +/-**

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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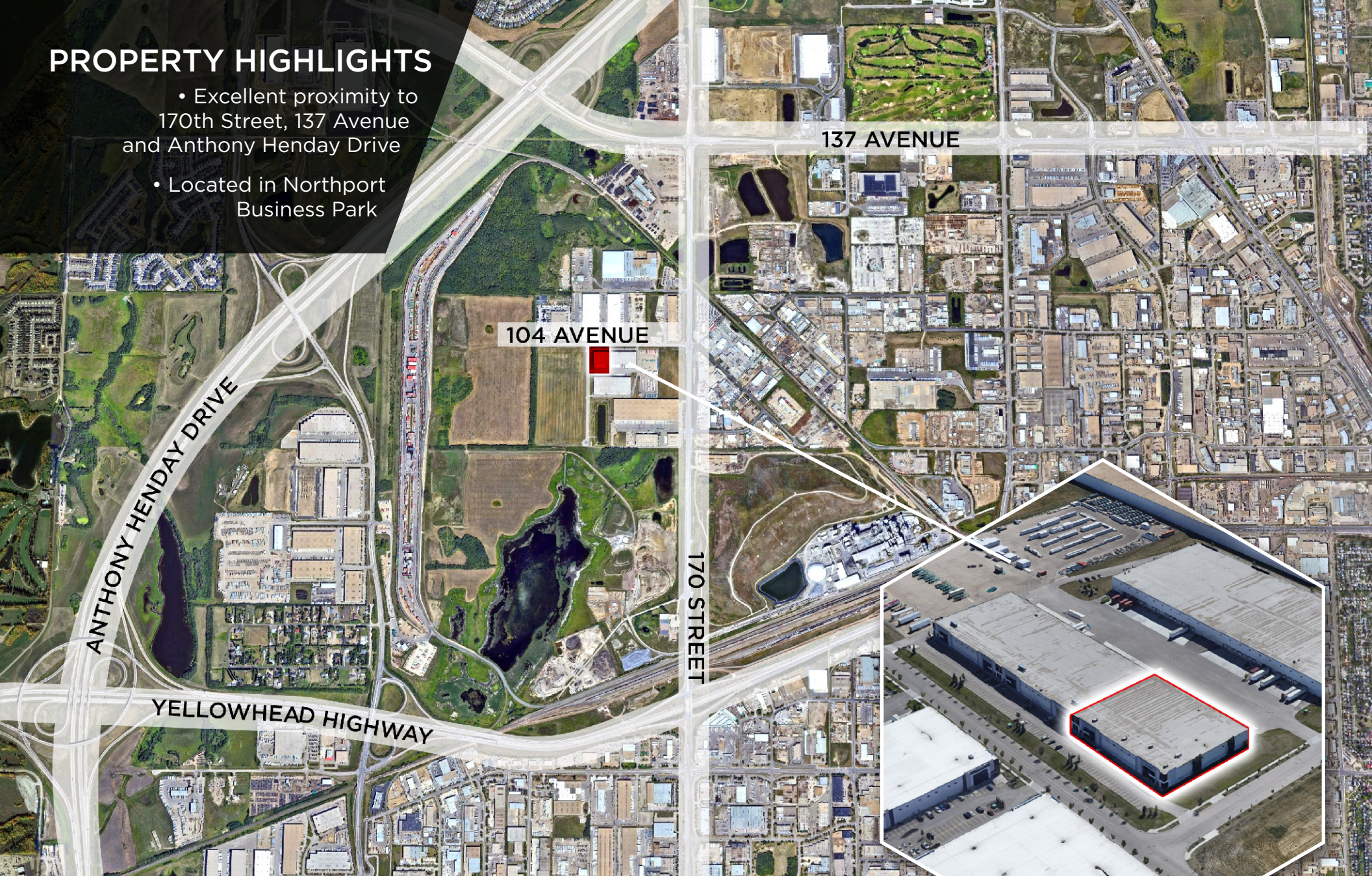
Team Coordinator
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Burke Smith

Partner
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PROPERTY HIGHLIGHTS

- Excellent proximity to 170th Street, 137 Avenue and Anthony Henday Drive
- Located in Northport Business Park



PROPERTY DETAILS

MUNICIPAL ADDRESS

17439 129 Avenue NW, Edmonton, AB

ZONING

IM -Medium Industrial

AVAILABILITY

Office - 9,480 SF

Shop - 5,000 SF

Warehouse - 35,950 SF

Total - 50,430 SF

Flexible Demising starting at
10,000 SF +/-

LOADING

(8) Dock 8'x10' & (2) Grade 12'x14'

POWER

To be Confirmed

CEILING HEIGHT

28' Clear

PARKING

60 Parking Stalls

SUBLEASE EXPIRY

October 31, 2025

LEASE RATE

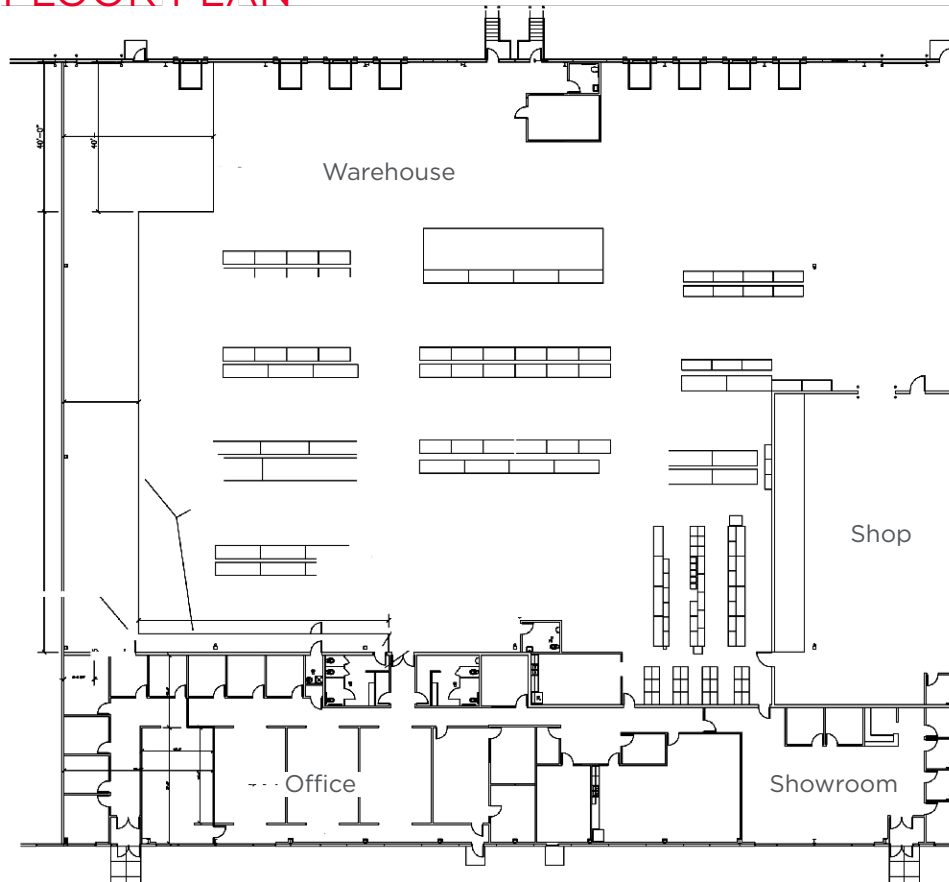
Market

OPERATING COST

\$4.53 Per SF



FLOOR PLAN



SITE PHOTOS

